

009.0

0001

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

1,168,100 /

Total Card / Total Parcel

USE VALUE:

1,168,100 /

1,168,100

ASSESSED:

1,168,100 /

1,168,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		WYMAN TERR, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	BURNHAM JAMES NEAL ETAL/ TRS	
Owner 2:	JAMES NEAL BURNHAM & SUSAN	
Owner 3:	DIANE CROSS LIVING TRUST	
Street 1:	16 WYMAN TERRACE	
Street 2:		

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:	Own Occ:	Y
Postal:	02474	Type:

PREVIOUS OWNER	
Owner 1:	BURNHAM J NEAL & -
Owner 2:	CROSS SUSAN D -
Street 1:	16 WYMAN TERRACE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Wood Shingle Exterior and 3663 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
Spec Land	J Code Fact
Use Value	Notes

104	Two Family	6015	Sq. Ft.	Site	0	80.	1.00	1															

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							6015.000		682,800		4,900		480,400		1,168,100						7655	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					06/13/13	

**USER DEFINED**

Prior Id # 1:	7655
Prior Id # 2:	
Prior Id # 3:	
Date:	12/29/2021
Time:	19:04:22
PRINT	
Date:	12/29/2021
Time:	19:04:22
LAST REV	
Date:	07/14/2020
Time:	15:51:19
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	682,800	4,900	6,015.	480,400	1,168,100		Year end	12/23/2021
2021	104	FV	650,300	4,900	6,015.	480,400	1,135,600		Year End Roll	12/10/2020
2020	104	FV	650,200	4,900	6,015.	480,400	1,135,500	1,135,500	Year End Roll	12/18/2019
2019	104	FV	478,800	4,900	6,015.	510,400	994,100	994,100	Year End Roll	1/3/2019
2018	104	FV	478,800	4,900	6,015.	372,300	856,000	856,000	Year End Roll	12/20/2017
2017	104	FV	447,700	4,900	6,015.	324,200	776,800	776,800	Year End Roll	1/3/2017
2016	104	FV	447,700	4,900	6,015.	276,200	728,800	728,800	Year End	1/4/2016
2015	104	FV	396,600	4,900	6,015.	270,200	671,700	671,700	Year End Roll	12/11/2014

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURNHAM J NEAL	74948-471	1	6/23/2020	Convenience	99	No	No		
KILEY ELEANOR C	60285-372		10/19/2012		691,000	No	No		
	20299-467		1/1/1990		100	No	No	F	

PAT ACCT.

821

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/7/2013	161	Heat App	6,000	C				
1/8/2013	29	Redo Kit	140,000	C				
11/12/2008	1371	Manual	12,000	C				remove fr porches

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2013	Measured	JBS	JOHN S
5/22/2013	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
4/1/2009	Meas/Inspect	163	PATRIOT
9/23/1999	Meas/Inspect	243	PATRIOT
8/26/1993		AS	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																															
Type: 13 - Multi-Garden	Sty Ht: 2 - 2 Story	(Liv) Units: 2	Total: 2	Full Bath: 1	Rating: Average	A Bath: 1	Rating: Good	PDAS.				<p>Sum Area By Label: OFP = 56 UAT = 1604 SFL = 1631 FFL = 1631 BMT = 1631 EFP = 320 ENT = 30</p>																																																																																															
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:																																																																																														
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: GREEN		OTHER FEATURES	<table border="1"> <tr> <td>Kits: 1</td><td>Rating: Average</td> <td>FY</td><td>LR</td><td>DR</td><td>D</td><td>K</td><td>FR</td><td>RR</td><td>BR</td><td>FB</td><td>HB</td><td>L</td><td>O</td> </tr> <tr> <td>A Kits: 1</td><td>Rating: Good</td><td colspan="12"></td> </tr> <tr> <td>Fpl:</td><td>Rating:</td><td colspan="12"></td> </tr> <tr> <td>WSFlue:</td><td>Rating:</td><td colspan="12"></td> </tr> </table>												Kits: 1	Rating: Average	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	A Kits: 1	Rating: Good													Fpl:	Rating:													WSFlue:	Rating:																																															
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Grade: C - Average	Year Blt: 1913	Eff Yr Blt:		Location:	<table border="1"> <tr> <td>1st Res Grid</td><td>Desc: Line 1</td><td># Units 1</td> </tr> <tr> <td>Level</td><td>FY LR DR D K FR RR BR FB HB L O</td><td></td> </tr> <tr> <td>Other</td><td colspan="12"></td> </tr> <tr> <td>Upper</td><td colspan="12"></td> </tr> <tr> <td>Lvl 2</td><td colspan="12"></td> </tr> <tr> <td>Lvl 1</td><td colspan="12"></td> </tr> <tr> <td>Lower</td><td colspan="12"></td> </tr> <tr> <td>Totals</td><td>RMS: 11</td><td>BRs: 5</td><td>Baths: 1</td><td>HB</td><td colspan="12"></td> </tr> </table>												1st Res Grid	Desc: Line 1	# Units 1	Level	FY LR DR D K FR RR BR FB HB L O		Other													Upper													Lvl 2													Lvl 1													Lower													Totals	RMS: 11	BRs: 5	Baths: 1	HB															
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Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	%	Phys Cond: GD - Good	18. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL																																																																																															
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Economic:	%	Interior:		1	5	2																																																																																																	
				Special:	%	Additions:		1	6	3																																																																																																	
				Override:	%	Kitchen:																																																																																																					
				Total:	18.6 %	Baths:																																																																																																					
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